

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, March 27, 2006
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone. (Continued from the February 27, 2006 meeting)
2. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone. (Continued from the February 27, 2006 meeting)
3. #Z200607 – Landmark Surveys, LLC for special permit and site plan modification for a 50' x 70' office addition, a 50' x 20' garage addition to existing auto body shop, parking expansion and associated improvements on property located at 408 Somers Road, APN 121-029-0000 in an I Zone. (Continued from the February 27, 2006 meeting)
4. #Z200610 – Sudhakar Nagardeolekar for a special permit for an accessory apartment on property located at 2 Tyler Drive, APN 021-031-0004 in an A Zone.
5. #Z200611 –Thompson Family Land Trust for a special permit for renewal of earth excavation permit on property located on Sadds Mill Road, APN 136-001-0000 in an RA Zone.
6. #Z200613–Ellington Planning and Zoning Commission for a Zone Change from PC Zone to A Zone on properties located at 2 Olde Farms Road, APN 063-058-0000 and 4 Olde Farms Road, APN 063-058-0001; from PC & A Zones to A Zone on properties located at 120 Main Street, APN 063-055-0000 and 265 Pinney Street, APN 063-057-0000; from RA & A Zones to A Zone at properties located at 92 Main Street, APN 063-047-0000, 98 Main Street, APN 063-048-0000, 100 Main Street, APN 063-049-0000, 102 Main Street, APN 063-050-0000, 108 Main Street, APN 063-051-0000, 114 Main Street, APN 063-053-0000, 116 Main Street, APN 063-054-0000 and 6 Olde Farms Road, APN 063-059-0000.
7. #S200602 – Cantor & Goldfarb Partnership for a 2 lot subdivision on property located at 1 Webster Road, APN 096-007-0000 in an RA Zone
8. #Z200612 – West Meadow Associates, LLC for site plan modification for a 120' x 60' commercial building and associated improvements on property located at 100 West Road, APN 028-010-0000 in a C Zone.

9. #Z200604 - Big Y Foods, Inc. for an amendment to the Ellington Zoning Regulations, Section 7.7b(5) Attached Signs Permitted in the C, PC, I and IP Zones.
10. #Z200608 – Christopher Libby for a site plan modification for construction of 17,000 square feet of commercial space for a self storage facility and associated office space, retail space, modification of existing bar and grill and associated site improvements on property located at 117 Stafford Road, APN 148-087-0000 and 137 Stafford Road, APN 148-084-0000 in a C Zone.

IV. NEW BUSINESS:

1. Request for a 90-day extension to file subdivision mylars for the Hall Subdivision, #S200514.
2. Request for a second 90-day extension to file subdivision mylars for the MacVarish Resubdivision, #S200507.
3. Request for a five year extension to complete site plan improvements for Phase 2 of a commercial complex on property located at 290 Somers Road.
4. #Z200614—Gale Construction for a special permit for renewal of earth excavation permit on property located at 90 Sadds Mill Road, APN 079-002-0000 in an A Zone. (RECEIPT ONLY)
5. Request to change status of the Ellington Highlands Subdivision, Phase 4 from Conditional to Final Approval.
6. Request for bond reductions for the Ellington Highland Subdivision, Phases 1, 2 & 3.

V. UNFINISHED BUSINESS:

1. #Z200606 – Robert Evaristo for site plan approval for proposed parking and signage on property located at 304 Somers Road, APN 083-004-0000 in an RA Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.
2. Discussion on final minor corrections to the zoning regulations and set deadline for final draft submittal for Commission sponsored comprehensive zoning amendment.
3. Designation of Zoning Enforcement Officer.
4. Appointments to CRCOG Regional Planning Commission.
5. Discussion with commission regarding renewal of Connecticut Federation of Planning & Zoning Agencies membership.
6. Approval of Meeting Minutes:
 - a. February 15, 2006 Special Meeting Minutes
 - b. February 27, 2006 Regular Meeting Minutes
7. Correspondence: **NONE**

VI. ADJOURNMENT